

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Council Chambers

October 21, 2008

The meeting was called to order at 8:31 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Secretary Sorensen called the role.

Present: Diane Damico, Larry Oates, Gary Lehman, Steve Curtis,
Linda Sorensen, Dottie Rausch, Janet Elmore

Old Business:

Minutes

Ms. Damico moved to approve the minutes of the September 23, 2008 Redevelopment Commission meeting. Mr. Lehman seconded. The minutes were approved as written with a vote of 5-0.

Other

There was no further Old Business.

New Business:

Treasurer's Report

Redevelopment Commission Treasurer Judy Rhodes reviewed the information which was included in the income statements and financial schedules to the Commission. The revenues and expenditures since the last meeting of the Redevelopment Commission were explained. Ms. Rhodes stated that the large amount of current expenditures was due to the repayment of the 2007 overpayment of tax increment. The reporting of net assets on schedule B indicates the amount of available funds for additional projects. The Levee/Village TIF District negative number reflects the earmarking of \$425,000 for temporary loans to the West Lafayette Community School Corporation (WLCSC). Clerk-Treasurer Rhodes said the temporary loan authority approved for the WLCSC can be reduced at any time by a resolution of the Redevelopment Commission. Clerk-Treasurer Rhodes also stated that a Material Event Notification has been made to the required

municipal bond issuers into the municipal secondary market as a result of downgrading of the insurers that back three of our bonds. No other action is necessary. Mr. Oates clarified that it is not the bonds that have been downgraded, but rather the insurance company that insures the bonds has been downgraded.

It was confirmed that no loan requests have been received from the WLCSC. Mr. Oates said it appears that the County intends to get the tax bills out soon which would result in a distribution this year.

Resolution RC 2008-14

Ms. Damico moved to approve Resolution RC 2008-14 Approving an Agreement for the Disposition (Subject to the Prior Acquisition Thereof) of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area. Ms. Sorensen seconded. Redevelopment Commission Attorney Brooks said the resolution authorizes the agreement between the City of West Lafayette and Innovation Center PRF, LLC in which the Redevelopment Commission will purchase Lot #9 in the Purdue Research Park for \$1,500,000 and sell it back to Innovation Center PRF, LLC for \$1.

Mr. Oates commented this will create 211 jobs with \$50,000+ salaries and is a very positive move by the Redevelopment Commission to support our local economy. There were no further comments or discussion.

The roll call vote:

AYE

NAY

Damico

Oates

Lehman

Curtis

Sorensen

The motion to approve Resolution RC 2008-14 passed unanimously 5-0.

Resolution RC 2008-15

Mr. Lehman moved to approve Resolution RC 2008-15 Authorizing an Additional Appropriation. Mr. Curtis seconded. The resolution authorized the expenditure of the \$1,500,000 to fund the land acquisition agreement as approved in Resolution RC 2008-14.

Comments were requested from the public and there were none.

The roll call vote:

AYE

NAY

Damico

Oates

Lehman

Curtis

Sorensen

The motion to approve Resolution RC 2008-15 passed unanimously 5-0.

Demolition of Building at 500 Brown Street (Burnham's Site)

Director of Development Poole said the site has been cleaned, items inside of the building and environmental hazards have been removed. The property has been fenced, however, it is still a potential hazard and the building should be demolished to protect the City from any liability. This will also begin the process of redevelopment of the site. It was confirmed that smaller projects under \$50,000 can be sent out for quote. Quotes for the demolition must address the method of disposal of existing concrete, how the remaining building materials will be disposed of or recycled and the estimated time from commencement of demolition to completion.

Mr. Curtis moved to approve the demolition of the building on the Burnham's site. Ms. Sorensen seconded. There was no further discussion and the motion passed unanimously 5-0.

Ms. Sorensen moved to send out the Request for Quote letters for the demolition of the building on the Burnham's site. Ms. Damico seconded. There was no further discussion and the motion passed unanimously 5-0.

Mr. Lehman moved to give the authority to the West Lafayette Board of Works to accept the lowest quote received and to contract with that company for the demolition of the building on the Burnham's site. Mr. Curtis seconded.

Ms. Damico questioned if "lowest" was the only criteria for accepting a quote. It was confirmed that the quotes must address all the points listed in the Request for Quote letters.

Ms. Damico moved to amend the original motion to accept the most *responsive and responsible* quote. Ms. Sorensen seconded. The motion to amend the original motion passed unanimously 5-0.

The motion to give the authority to the West Lafayette Board of Works to accept the most responsive and responsible quote for the demolition of the building on the Burnham's site passed unanimously 5-0.

Resolution RC 2008-13

Ms. Damico moved to approve Resolution RC 2008-13 Authorizing an Additional Appropriation. Mr. Curtis seconded. The resolution appropriates up to \$50,000 to fund the demolition of the building on the Burnham's site.

Comments were requested from the public and there were none.

The roll call vote:

<u>AYE</u>	<u>NAY</u>
Damico	
Oates	
Lehman	
Curtis	
Sorensen	

The motion to approve Resolution RC 2008-13 passed unanimously 5-0.

Payment of Claims

Mr. Buck said the claim for Milestone Contractors represents the work that has been done on Chauncey, Columbia and North Street. This pays everything but the retainage.

The claim for Light & Breuning was for half of their retainage and a payment on the video camera work on the Wabash Landing Parking Garage Automation Project. An additional 10 validators will be purchased to bring the total number to 24 validators.

Mr. Gall reviewed his claim for management services for the Phase III Garage Capital Repair and Garage Automation Projects.

There was a claim for Mr. Gall's work in the Chauncey Square area. Concrete pads have been installed for the trash receptacles and bike loops which will be installed in the next couple weeks.

A claim was made for the sale of land regarding the agreement with Innovation Center PRF.

Assistant Superintendent of Parks, Pennie Ainsworth confirmed the remaining claims for Fairfield Contractors, Miracle Recreation Equipment, and Mr. Fence-It were for concrete pads, bleachers, fencing, backdrop and dugouts at the Pony League field in Cumberland Park.

Ms. Sorensen moved to approve the payment of claims. Ms. Damico seconded. The motion to approve the payment of claims passed unanimously 5-0.

Repayment of TIF Overpayment of KCB and Levee/Village TIF

Clerk-Treasurer Rhodes stated the docket for repayment of the KCB and Levee/Village TIF will also be presented to the commissioners for signature. Ms. Damico moved to ratify the payment of \$917,165.40. This is for the repayment of the TIF overpayment from the Levee/Village and the KCB TIF Districts to the Tippecanoe County Auditor. Mr. Lehman seconded. The motion passed unanimously 5-0.

Clerk-Treasurer Rhodes stated that the authority to pay claims for the Sagamore TIF District has been delegated to the Board of Works.

Purdue Crew Presentation

Director of Development Poole introduced Howard Taylor of Purdue Recreational Sports and Purdue Crew Men's Head Coach, Dave Kucik. Mr. Taylor gave a brief review of the history of the plan for development of a boathouse facility on the Burnham's property. A PowerPoint presentation (*attached to minutes*) illustrated the community benefits of a new boathouse, increased riverfront activities and further enhanced development to that area. The history of the Purdue Crew's participation in national competitions, academic requirements and accomplishments as well as community service was reviewed. A proposed general site plan for the facility was included in the presentation.

A question and answer session followed.

Ms. Damico asked what the dimensions of the shell storage. Mr. Ed Overbeck of CSO Architects answered the boat storage will be approximately 80 square feet and house 32 boats. The availability of the public space was also discussed.

Mr. Lehman inquired if elevation views of the plan were available. Mr. Taylor stated they were not available at this time.

The river access was questioned. Mr. Taylor stated the river access will be from the north side. The plan is to move the present dock down which would be used by the Crew as well as the public. Redevelopment Attorney Brooks commented that just to the north is Parks Department property and the plan is to extend the trail through that property down to the boat access which will be used both by the public and the Purdue Crew. Mr. Taylor added that one of the key components is making sure the trail system works well and makes sense with the site development not only for the boathouse but also for trail use.

Ms. Damico asked about parking accommodations. There will be some parking at the site and additional parking available in the parking garage at Wabash Landing and along Brown Street. Mr. Taylor said the access to the water does not allow a vehicle to go to the water. The support boats, canoes and kayaks will have to be carried to the launch dock.

Mr. Oates commented that this location is the gateway into our community. The building, from an elevation standpoint, must look like a gateway building. The building should be something that the citizenry of West Lafayette can be proud of.

Mr. Lehman asked about the funding campaign for the boathouse. Mr. Taylor said the funding campaign is at approximately \$1.2M. Once there is a final approved plan, there are a number of donors who are waiting to contribute. The Commission needs more detailed specifications as to what the building will look like, before they can give final approval. Mr. Lehman also inquired if the plans were being reviewed in coordination with the Wabash River Enhancement Corporation (WREC). Mr. Taylor confirmed that they have been in discussion with Stan Lambert, Executive Director of WREC.

Mr. Oates asked about the useful life of the proposed building. Mr. Kucik answered about 40 years. Ms. Sorensen questioned if there was room for expansion. If other areas become available, there are several possibilities for expansion. The Burnham's site does not allow for expansion.

Mr. Overbeck of CSO Architects agreed that the elevation plans will be provided at the November 18th meeting of the Redevelopment Commission as was requested by the commissioners.

Ms. Damico inquired if any dredging or work will need to be done on the river. Mr. Taylor answered no work will need to be done to the river or the riverbank.

There was no further discussion or questions from the commission. Comments were requested from the public and there were none.

Other

Mr. Oates stated the quarterly progress report for Purdue Research Foundation with regard to the Technology Development Fund Grant had been received. Mr. Greg Deason, Director of Research Parks at PRF said the 2007 grant amounts totaled \$775,000. The Indiana Economic Development Corporation oversees the funding. These funds help defray the costs of the Technology Center construction and operational expenses. There have been 702 new jobs in the Research Park from 2004 to 2007. The Redevelopment Commission receives the money from the State and then passes it to PRF.

There was no further new business.

Public Comment

There was none.

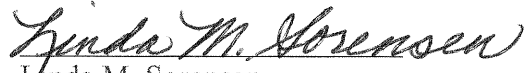
The Commission confirmed the next meetings:

Tuesday, November 18, 2008 at 8:30 a.m.


Tuesday, December 16, 2008 at 8:30 a.m.

Adjourn

On motion of Ms. Sorensen and seconded by Ms. Damico, the meeting adjourned at 10:00 a.m.


Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates, President

/djk

Site and Crew Facility Joint Development

West & Purdue
Lafayette University

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New Boathouse (General Benefits)

- Activate the Wabash River and riverfront
- Development of river use centrally
(Proximal to trails and parks)
- Easy and visible public access.
- Enhance the quality of life
- Personal growth and development from active participation in water sport activities.
- Draws positive attention to the river
- Increased activity could spur development

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New Boathouse (Community Benefits)

- Usage for the Wabash River Corridor
- Increased Community Awareness & Interaction
- Economic impact
 - ✓ Home races/competitions/increased use in general.
 - ✓ Increase use of trail and parks along river.
 - ✓ Uniqueness of sport: intriguing & draw for sight-seers.
 - ✓ Increased use promotes more use and draws people to the general area

3

New Boathouse (Community Benefits)

- Community activity:
 - ✓ Youth & High School Rowing.
 - ✓ Master's Rowing.
 - ✓ Canoe and Kayaking.
 - ✓ Camps and Outdoor programming
- Youth development and fitness through community programs

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New Boathouse (Purdue Benefits)

- Accommodate Program Growth.
- Increased Visibility for Crew
(Campus, Community & with Student Body)
- Safer Proximity to University.
- Better Training Conditions.
(1 Location: Water, Running Trails, Wt & Cardio).

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New Boathouse (Purdue Benefits)

- Personal Growth and Development of Student-Athletes (& Communities Citizens)
- Development of waterfront activities for general students through community program
- Enhanced leadership opportunities for students through involvement with community

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Purdue Crew History & Information

- The Purdue Crew has a nearly 60 year history:
 - ✓ In 1949, Professor M.L. Clevett, who was Director of Recreational Sports when the crew began, was primarily responsible for the crew being installed as a club sport.
 - ✓ Grown from a handful of members to 150 student-athletes per year.
 - ✓ More than 1500 student-athletes have enhanced their Purdue experience since fall 1995 and more than 5000 since 1949.
 - ✓ Purdue Crew has garnered a great deal of respect on campus and w/Greater Lafayette community

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Purdue Crew Facts

- Purdue Crew:
 - ✓ Academic Prowess
 - Semester GPA >3.0
 - Graduation rate: >98 percent.
 - ✓ Athletic Prominence
 - Typically 14-18th nationally.
 - Dad Vail Regatta-Team points champ 7 of 10 years
 - 120 teams
 - SIRA Regatta-Team points champs 10 of 10 years
 - 65 teams
 - ✓ Valued for Community Service
 - Hunger Hike
 - LUM Emergency Relief Fund
 - Rent-A-Rower
 - Feast of Hunter's Moon

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